



Ron,

We are fortunate to have our campus sit ocean side on a hilltop here in beautiful Middletown which covers approx. 125 acres. We have had successful campus master plans completed in 2007 by Sasaki and Associates and again in 2020 by VMA Architects. VMA is the architect of record for our Wellness Center project that is being reviewed. These documents have guided us in our planning for both our building infrastructure and also our grounds and landscape.

John Diman had commissioned his cousin, the early 20th century's well-known Providence architect, Prescott O. Clarke, to design Old School in the style of a Georgian manor house, and care was taken to place this first architectural jewel of the Hilltop in a fitting location on the property. *With the future already in mind, the Rev. Diman would, the next year, invite Frederick Law Olmsted Jr., son of the man now regarded as "the father of landscape architecture" and who had taken over his father's practice, to propose a plan for placement of new buildings and plantings.* Their correspondence is housed in the Frederick Law Olmsted Papers collection in the Library of Congress.

**Landscape Maintenance Plan:** We are fortunate to have our own Grounds staff (7 full-time) that maintain our beautiful grounds/landscape which includes a full-time gardener-horticulturist. We also supplement specialty work when needed with outside landscape/hardscape contractors. Our Grounds staff will manage our landscape as they currently do with the introduction of this new facility as we are not adding acreage.

In the past 10 years we have completed \$55M+ on infrastructure improvements which include two LEED Gold facilities that have associated rain gardens that are maintained by our staff. We have also reduced our hardscape by reducing our tennis courts from ten courts to six and have introduced a new water filtration system to manage water run-off.

